

PLANNING COMMISSION OF LOUDOUN COUNTY  
RESOLUTION OF INTENT TO AMEND THE REVISED GENERAL PLAN  
AND ZONING ORDINANCE  
July 9, 2007

WHEREAS, the current comprehensive plan (*The Revised General Plan*), was adopted in 2001 and includes, among other planning policies, the designation of a Transition Policy Area, including the Lower Sycolin and Middle Goose Creek subareas, between the Rural and Suburban Policy Areas;

WHEREAS, in 2003, the Board of Supervisors adopted a new comprehensive zoning map that rezoned this portion of the Transition Policy Area to maintain pre-existing residential density while requiring clustered development in this area of the County;

WHEREAS, on April 20, 2004, the Board of Supervisors further amended The Revised General Plan to permit the extension of central water and sewer to better protect public health and safety in developments under existing zoning in this portion of the Transition Policy Area;

WHEREAS, upon receiving proposals from landowners in this portion of the Transition Policy Area for amendments to the County's Zoning Ordinance, the Planning Commission finds it advisable to consider an amendment to the Revised General Plan to broaden the development options within the Transition Policy Area by removing the requirement for clustering as the sole development pattern, while retaining it as an option;

WHEREAS the Planning Commission wishes to initiate an amendment to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and ~~further~~ to further implement the comprehensive plan;

WHEREAS, the Planning Commission wishes to elaborate on the recommendations of the Zoning Ordinance Review Committee with regard to Section 5-701, Transition (TR) Districts Lot Standards, regarding the Transition Residential Zoning Districts; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission states its intention to amend the Loudoun County Revised General Plan and Section 5-701 of the Zoning Ordinance to remove the requirement for clustering as the sole development option in the Transition Policy Area and the TR Zoning Districts, while retaining it as an option; and

BE IT FURTHER RESOLVED that these amendments are in furtherance of the public necessity, convenience, general welfare, and good planning and zoning practice; and that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

Approved 8-0-1 (Elgin absent)

PLANNING COMMISSION OF LOUDOUN COUNTY  
RESOLUTION OF INTENT TO AMEND THE LOUDOUN COUNTY ZONING ORDINANCE  
July 9, 2007

WHEREAS the Loudoun County Planning Commission wishes to initiate an amendment to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and ~~further~~ to further implement the comprehensive plan;

WHEREAS, the Planning Commission wishes to elaborate on the recommendations of the April 17, 2007 Board of Supervisors' resolution with regard to Farm Markets;

WHEREAS, the Planning Commission wishes to consider changes to the Loudoun County Zoning Ordinance to permitting farm markets without agricultural production on-site which sell agricultural, horticultural and aquacultural goods produced in Loudoun County. These changes include amending use tables and use lists in appropriate zoning districts and amendments to Section 5-603 (Additional Regulations for Specific Uses) and Article 8 (Definitions) and other sections and references, as necessary, to implement these amendments;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission states its intention to amend the Loudoun County Zoning Ordinance to permit Farm Markets without agricultural production on-site, which sell agricultural, horticultural and aquacultural goods produced in Loudoun County; and

BE IT FURTHER RESOLVED that these amendments are in furtherance of the public necessity, convenience, general welfare, and zoning practice; and that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

Approved 8-0-1 (Elgin absent)